002.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,300 / 661,300
					USE VALUE:	661,300 / 661,300
					ASSESSED:	661,300 / 661,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOREIRA-SANTOS MARIA C TRUSTEE
Owner 2:	53 FAIRMONT REALTY TRUST
Owner 3:	
Street 1:	53 FAIRMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOREIRA EMILIA -
Owner 2:	-
Street 1:	53 FAIRMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,838 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1912, having primarily Vinyl Exterior and 1722 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3838.000	233,200		428,100	661,300
Total Card	0.088	233,200		428,100	661,300
Total Parcel	0.088	233,200		428,100	661,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.03 | /Parcel: 384.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	1866
GIS Ref	
GIS Ref	
Insp Date	08/04/17

!186!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,100	0	3,838.	428,100	661,200	661,200	Year End Roll	12/18/2019
2019	101	FV	209,900	0	3,838.	454,900	664,800	664,800	Year End Roll	1/3/2019
2018	101	FV	209,900	0	3,838.	331,800	541,700	541,700	Year End Roll	12/20/2017
2017	101	FV	253,200	0	3,838.	289,000	542,200	542,200	Year End Roll	1/3/2017
2016	101	FV	253,200	0	3,838.	246,200	499,400	499,400	Year End	1/4/2016
2015	101	FV	238,800	0	3,838.	240,800	479,600	479,600	Year End Roll	12/11/2014
2014	101	FV	238,800	0	3,838.	198,000	436,800	436,800	Year End Roll	12/16/2013
2013	101	FV	238,800	0	3,838.	188,400	427,200	427,200		12/13/2012

PRINT

Date	Time
12/10/20	16:02:41

LAST REV

Date	Time
08/23/17	11:55:30
apro	
186	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOREIRA EMILIA	54173-56		1/20/2010	Family	1	No	No		
	12991-607		6/1/1976		25,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	Inspected	PH	Patrick H
8/4/2017	MEAS&NOTICE	HS	Hanne S
1/29/2009	Meas/Inspect	336	PATRIOT
11/6/2000	Hearing N/C	189	PATRIOT
3/22/2000	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	1866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3838		Sq. Ft.	Site		0	80.	1.39	1									428,112						428,100	

Total AC/HA:	0.08811	Total SF/SM:	3838	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	428,112	Spl Credit		Total:	428,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.25975609
Const Adj.:	1.00989902
Adj $ / SQ:	114.500
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316784
Depreciation:	83631
Depreciated Total:	233153

COMMENTS

646-3171. OF=SINK IN TQS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

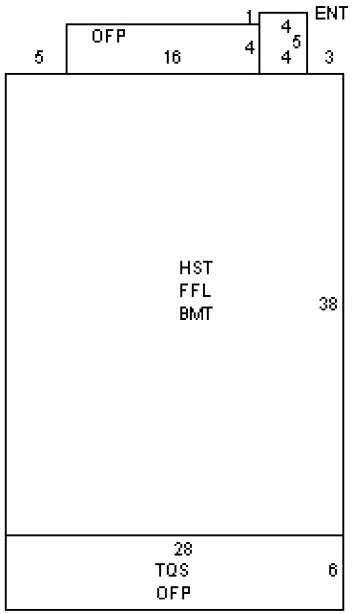
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	114.50
Special Features:	0	Val/Su Net:	76.76
Final Total:	233200	Val/Su SzAd	135.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	34.350	36,549
FFL	First Floor	1,064	114.500	121,828
HST	Half Story	532	114.500	60,914
OFP	Open Porch	232	23.850	5,532
TQS	3/4 Story	126	114.500	14,427
ENT	ENTRY	20	26.660	533

Net Sketched Area:	3,038			Total:	239,783
Size Ad	1722	Gross Are	3612	FinArea	1722

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

002.0-0004-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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